

Neshoba County 200
County Rd 4300
Union, MS 39365

\$445,000
200± Acres
Neshoba County



Neshoba County 200
Union, MS / Neshoba County

SUMMARY

Address

County Rd 4300

City, State Zip

Union, MS 39365

County

Neshoba County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

32.6465 / -88.91965

Acreage

200

Price

\$445,000

Property Website

<https://www.mossyoakproperties.com/property/neshoba-county-200--neshoba-mississippi/115341/>



PROPERTY DESCRIPTION

Premier 200-Acre Timber & Hunting Tract | Neshoba & Kemper Counties

Discover a turn-key 200-acre investment and sportsman's paradise, perfectly positioned just 16 miles from downtown Philadelphia, MS, and 14 miles from Collinsville, MS. Featuring dual access from paved and gravel roads with three secure gated entrances, this property seamlessly balances long-term timber revenue with outstanding deer and turkey hunting.

Timber & Habitat Diversity

- **144 Acres (Planted 2017):** 9-year-old professionally sprayed container pines reaching prime growth, surrounded by established food plots and native cover.
- **56 Acres (Planted Feb 2026):** Freshly established container pines on recent cutover, resetting a multi-stage timber rotation.
- **Hardwood Bottoms & Water:** Natural hardwood bottoms and multiple year-round creeks wind through the acreage, creating vital wildlife travel corridors and diverse roosting habitat.

Turnkey Infrastructure & Wildlife Enhancements

- **Access Road Network:** An extensive internal road system anchored by 8-9 heavy-duty culverts (including 5 large-scale crossings on the main tract) for reliable year-round navigation.
- **Proven Food Plots:** Dedicated hunting setups featuring fruit-bearing sawtooth oaks and pear trees planted directly in each plot for high-value seasonal draw.
- **Ready-to-Hunt:** Includes 5 custom shoot houses strategically located to maximize undetectable access.

For any questions or to schedule a private showing, give Devin a call!

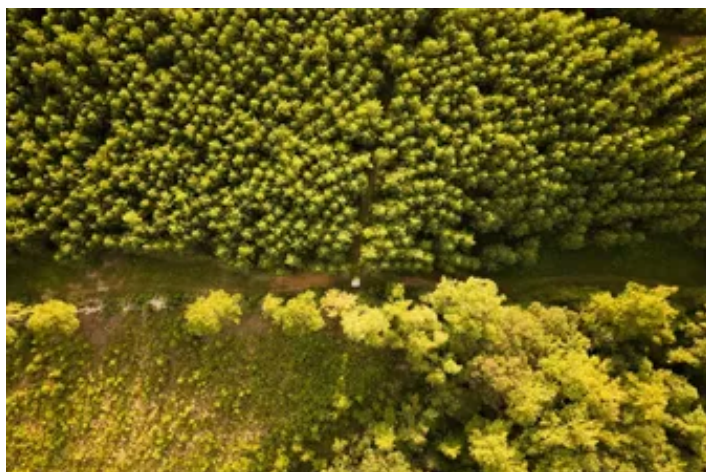
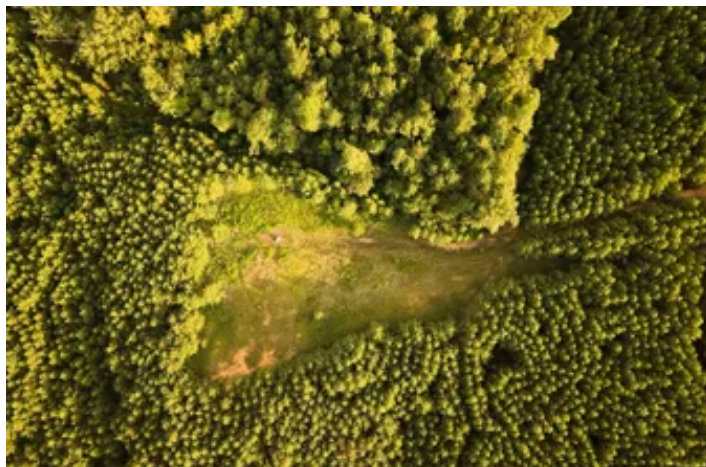
Devin Coleman

Licensed in MS

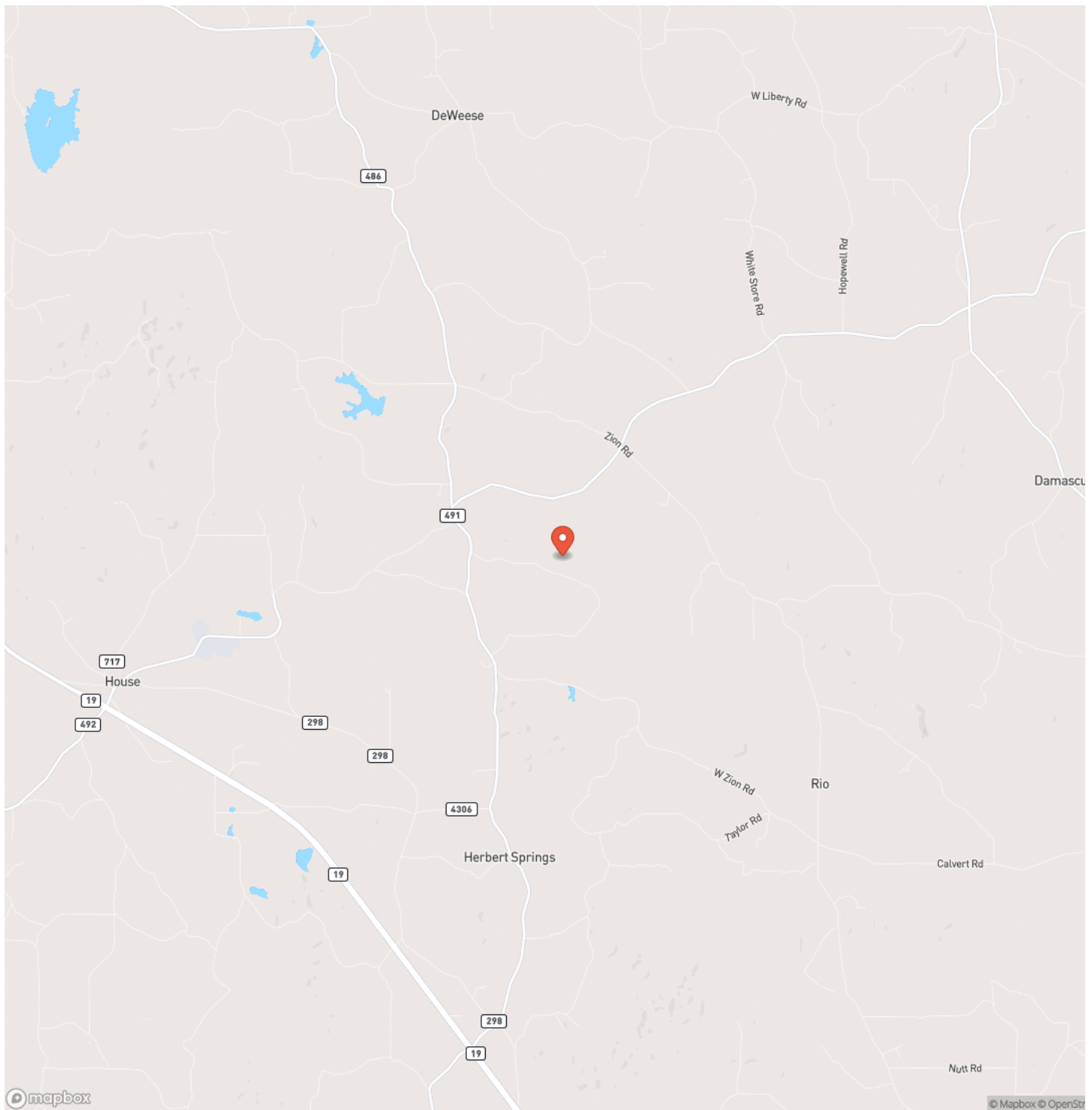
C: [601-604-9853](tel:601-604-9853)

O: [662-425-1121](tel:662-425-1121)

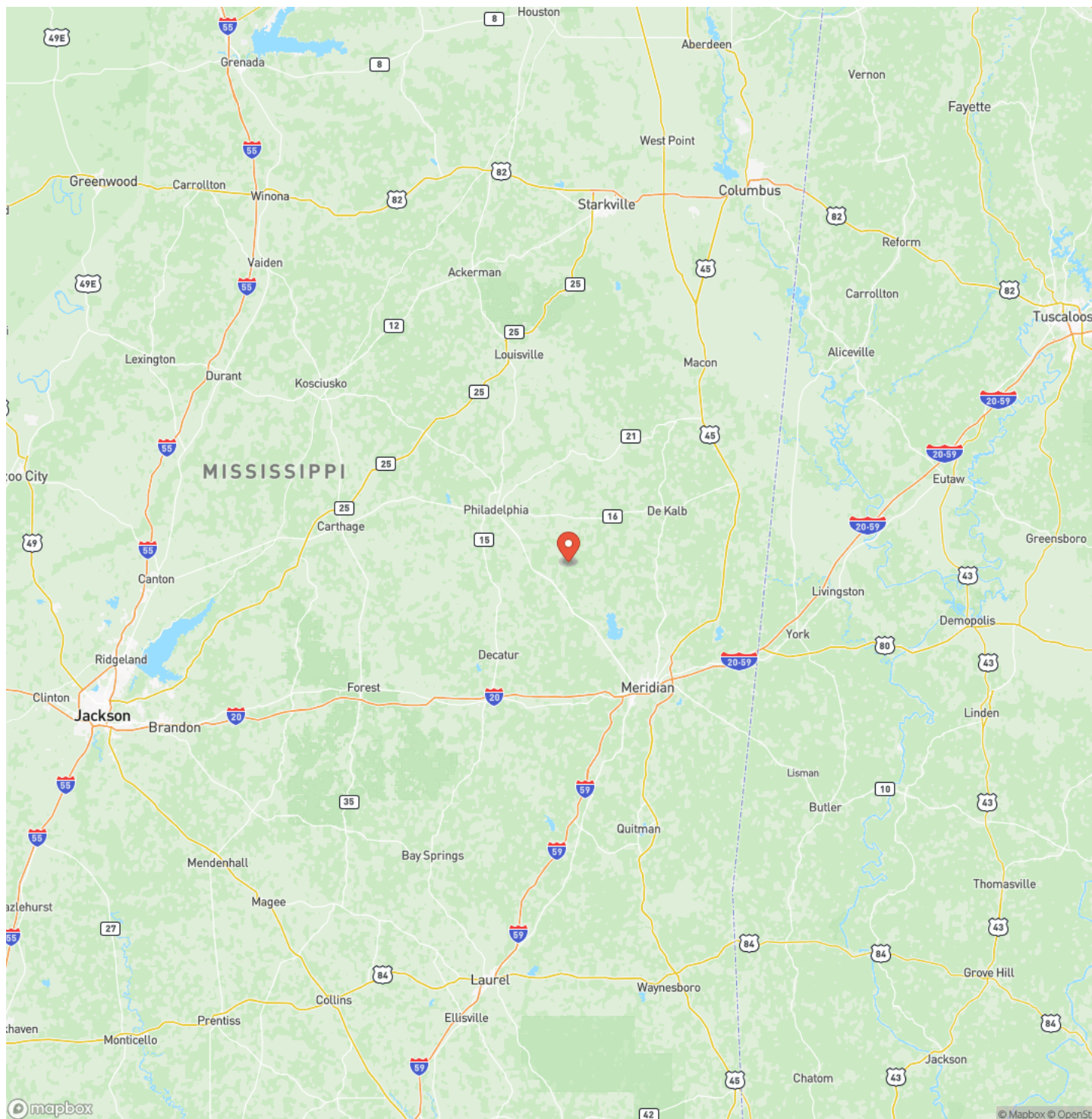
dcoleman@mossyoakproperties.com



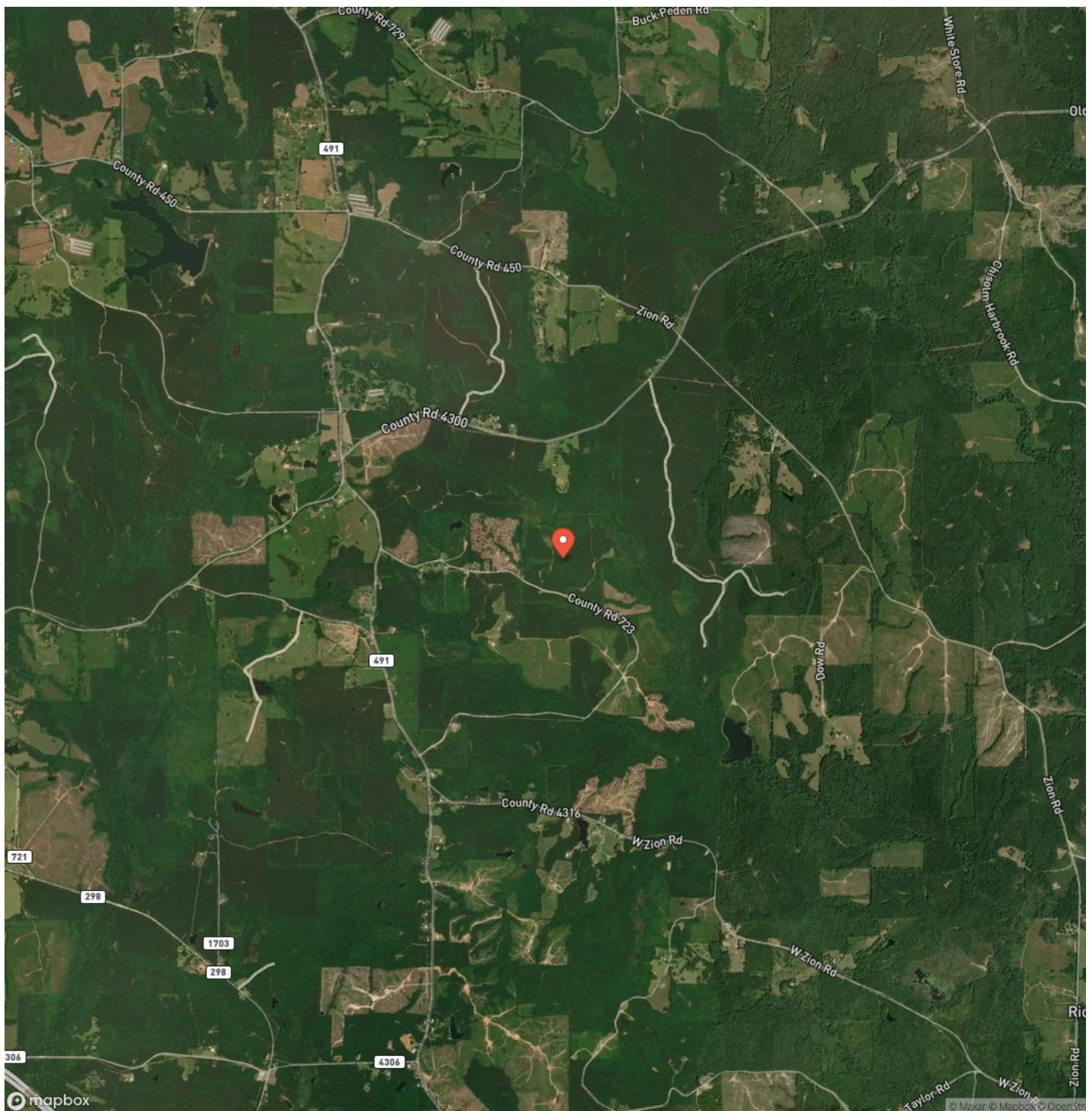
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Madison, MS 39110

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Bottomland Real Estate

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